

Bountiful City
Administrative Committee Minutes
June 24, 2013
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Members – John Marc Knight and Lloyd Cheney;
Assistant Planner – Royce Davies; and Recording Secretary – Darlene Baetz

1. Chairman Jensen opened the meeting at 5:05 pm and all present introduced themselves.
2. Consider approval of minutes for May 13, 2013 and May 28, 2013.

Item was tabled until next meeting.

3. **PUBLIC HEARING** – Consider a Conditional Use Permit to allow for a home occupation lawn care business at 485 Oakview Lane, Donald Hartman, applicant and Kristina, Rachel and Seth Hartman, co-applicants.

Donald Hartman, applicant and Kristina, Rachel and Seth Hartman, co-applicants, were present. Royce Davies presented the staff report.

The property of the proposed Lawn Care Business is located in a Single Family R3 zone on the property owned by the applicant, Donald Hartman.

The applicant has indicated that no outside employees would congregate at the property. No signs would be placed on the property. Equipment used would be a mower, weed whacker, and roto-tillers. Equipment would be stored in on the property in a garage. No chemicals will be used or stored on the property.

Upon review of the application, staff finds that the applicant complies with requirements in the City Ordinance regarding Home Occupation Business Licenses. Staff recommends approval of a Conditional Use Permit with the following conditions:

1. The Applicant is to keep a current Bountiful City Home Business license while operating the business.
2. The Applicant is to continually comply with the requirements in the Bountiful City Code concerning a Home Occupation Businesses. (14-17-105)
3. The Applicant is to continually comply with the requirements of Bountiful City Code concerning the Storage of Commercial Items in a Single Family Zone. (14-4-113)
4. This Conditional Use Permit is just for this Applicant at this site and is non-transferable.

Chairman Jensen opened and closed the Public Hearing at 5:07 without any comments.

Staff discussed that a home occupation business needs be transparent to the neighbors.

Mr. Knight made a motion to approve the Conditional Use Permit to allow for a home

occupation lawn care business at 485 Oakview Lane, Donald Hartman, applicant and Kristina, Rachel and Seth Hartman, co-applicants, as set forth by staff. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

4. **PUBLIC HEARING** - Consider a Conditional Use Permit to allow solar panels at 991 E. 400 N., Ken and Jeaneen Page, applicants.

Brian White representing WP Electric, was present. Royce Davies presented the staff report.

The Applicant's property is located in the R4, Single Family Zone. Solar power panels are classified in the City Ordinance as "private power plants" and require a conditional use permit if they are over 10 Watts.

Plans have been submitted showing 25 panels comprising an area of about 29.5' by 16.5'. The panels will face south and will be attached via a manufactured racking system that screws into the roof joists. The owner is getting an engineer out. The new panels will match the pitch of the roof (5/12). A review of sunlight reflected by the arrays indicates no major impacts on surrounding properties. The estimate on the solar panel installation and specifications were provided by WB Electric.

Based on the findings, staff has determined that the Applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. Applicant obtains a building permit.
2. This Conditional Use Permit is solely for this site and is non-transferable.

Chairman Jensen opened and closed the Public Hearing at 5:11 without any comments.

Mr. Cheney made a motion to approve the Conditional Use Permit to allow solar panels at 991 E. 400 N., Ken and Jeaneen Page, applicants, as set forth by staff. Mr. Knight seconded the motion. Voting passed 3-0 in favor.

5. Consider an approval of a Conditional Use Permit letter, in written form, for a home occupation lawn care business at 1158 N. 200 W. #1, Kristopher Mortensen, applicant.

Mr. Cheney made a motion to table the Conditional Use Permit letter, in written form, for a home occupation lawn care business at 1158 N. 200 W., #1, Kristopher Mortensen, applicant, until the minutes are available Mr. Knight seconded the motion. Voting passed 3-0 in favor.

6. Consider an approval of a Conditional Use Permit letter, in written form, for solar panels at 177 E. Oakridge Dr., Steve and Debra Nielsen, applicants.

Mr. Cheney made a motion to table the Conditional Use Permit letter, in written form, for solar panels at 177 E. Oakridge Dr., Steve and Debra Nielsen, applicants, until the minutes are available Mr. Knight seconded the motion. Voting passed 3-0 in favor.

7. Consider an approval of a Conditional Use Permit letter, in written form, for solar panels at 3314 S 200 E., Debbie and Dan Hammon, applicant.

Mr. Cheney made a motion to table the Conditional Use Permit letter, in written form, for solar panels at 3314 S. 200 E., Debbie and Dan Hammon, applicant, until the minutes are available Mr. Knight seconded the motion. Voting passed 3-0 in favor.

8. Consider an approval of a Conditional Use Permit letter, in written form, for solar panels at 947 Green Oaks, Kevin and Elizabeth Riedler, applicant.

Mr. Cheney made a motion to table the Conditional Use Permit letter, in written form, for solar panels at 947 Green Oaks, Kevin and Elizabeth Riedler, applicant, until the minutes are available Mr. Knight seconded the motion. Voting passed 3-0 in favor

9. Consider an approval of a Variance for retaining walls in excess of 10' in height and disturbing ground over 30% in slope at, 4421 S. Foothill Dr., Danielle and Jace Jacketta, applicant.

Mr. Cheney made a motion to table the Conditional Use Permit letter, in written form, for retaining walls in excess of 10' in height and disturbing ground over 30% in slope at, 4421 S. Foothill Dr., Danielle and Jace Jacketta, applicant, until the minutes are available Mr. Knight seconded the motion. Voting passed 3-0 in favor.

10. Chairman Jensen ascertained there were no other items to discuss. Mr. Knight made a motion to adjourn. Chairman Jensen seconded the motion. The meeting was adjourned at 5:20 pm.